

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, OCTOBER 26, 2010**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, October 26, 2010, commencing at 7:02 a.m.

Present: Council Member Hansen, Council Member Johnson, Council Member Mounce, Mayor Pro Tempore Hitchcock, and Mayor Katzakian

Absent: None

Also Present: Interim City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Presentation Regarding Building/Construction/Fire Code Adoption (CD)

Interim City Manager Rad Bartlam provided a brief introduction to the subject matter of the adoption of the 2010 California Codes and placard ordinance.

Building Official Dennis Canright provided a PowerPoint presentation regarding the proposed code adoption. Specific topics of discussion included the California Building Standards Commission, code adoption process, Building Standards Code - Title 24, California Residential Code, California Green Building Standards Code, fire sprinklers, carbon monoxide alarms, mandatory measures, water use, construction waste, pollutant control, site development, bicycle parking, designated parking for clean air vehicles, accessibility for existing buildings, placards ordinance, and public communication.

In response to Mayor Katzakian, Mr. Canright stated the fire sprinkler requirement applies to new construction and the carbon monoxide also applies to \$1,000 improvements or greater that require retrofitting.

In response to Council Member Mounce, Mr. Canright stated the carbon monoxide requirement applies if there is a fuel burning appliance and attached garage.

In response to Mayor Pro Tempore Hitchcock, Mr. Canright and Fire Chief Kevin Donnelly stated the fire sprinkler requirement was controversial with respect to the voting process but the costs for residential systems has also come down.

In response to Mayor Pro Tempore Hitchcock, Chief Donnelly stated the fire sprinkler systems may cost anywhere from \$1 to \$2 per square foot depending upon the location.

In response to Council Member Hansen, Chief Donnelly stated that, because the State of California adopted the fire sprinkler requirement, it also becomes a mandate for the City.

In response to Council Member Hansen, Mr. Canright stated the \$1,000 threshold triggers the carbon monoxide requirement but not the fire sprinkler requirement, which is only applicable to new construction.

In response to Council Member Mounce, Mr. Canright stated the carbon monoxide requirement is only triggered if the structure has a fuel burning appliance and an attached garage.

In response to Council Member Johnson, Mr. Canright and Chief Donnelly stated the insurance benefit of having fire sprinklers generally depends upon the carrier and the location.

In response to Council Member Hansen, Mr. Bartlam stated the new laws go into effect on January 1, 2011, and some of these requirements are already the standard for Leadership in Energy and Environmental Design certified buildings.

In response to Mayor Pro Tempore Hitchcock, Mr. Bartlam stated parking for clean air vehicles must be disbursed throughout the lot.

In response to Council Member Hansen, Mr. Canright stated electrical requirements are not required as a part of the clean air vehicles parking mandate.

In response to Council Member Johnson, Mr. Bartlam stated the downtown structure has parking for accessibility and this requirement is triggered if there is a change in occupancy, which means a change of use primarily but is narrowly defined by what kind of business is being conducted in the structure.

In response to Council Member Hansen, City Attorney Schwabauer stated that, if the City does not implement the State mandates, it could subject itself and contractors to liability and enforcement by the Attorney General.

In response to Mayor Pro Tempore Hitchcock, Mr. Canright stated public outreach efforts include meetings with the Building Industry Association and updating the handouts for the general public.

In response to Council Member Hansen, Mr. Bartlam stated the Community Development Department meets with contractors and the Building Industry Association on various subjects on a regular basis.

In response to Council Member Johnson, Mr. Canright stated the relevant information, including the codes themselves, is also available on line through the City's website.

Chief Donnelly provided a PowerPoint presentation regarding the Fire Code adoption as proposed. Specific topics of discussion included administrative section changes, appendixes for high hazards, local codes, operational permitting of current code, fee schedule and adoption for operational permits, and implementation over the upcoming year.

In response to Council Member Mounce, Chief Donnelly stated Appendix G refers to cryogenics in liquid form and may affect transportation related businesses.

In response to Council Member Hansen, Chief Donnelly stated additional staffing is not being added to implement or administer the new requirements.

In response to Council Member Johnson, Chief Donnelly stated the Community Development fees are being used for the initial inspection and fee collection and annual fees are being kept on the lower end although adjustments could come later if needed.

A brief discussion ensued between Council Member Johnson, Chief Donnelly, and Mr. Bartlam regarding the timing of fire sprinkler inspections for water volume and pressure through the Fire and Public Works Departments.

In response to Mayor Katzakian, Chief Donnelly stated the fire sprinklers are triggered by heat alone.

In response to Myrna Wetzel, Chief Donnelly stated only those sprinklers that are affected by the heat will go off and will continue until they are physically shut off and replaced.

In response to Council Member Johnson, Chief Donnelly stated there are no requirements for sprinkler alarm system monitoring, only local alarm notification for the tenants to alert them to get out of the house.

In response to Council Member Mounce, Chief Donnelly stated typically there will be more water damage from a hose nozzle than a fire sprinkler.

In response to Mayor Pro Tempore Hitchcock, Chief Donnelly stated that, in addition to adopting the State requirements, the Fire Department also adopted the appeal process to be consistent with Community Development, appendixes, and the fire suppression sections.

In response to Mayor Pro Tempore Hitchcock, Mr. Canright stated in addition to the State requirements the Community Development Department also adopted the appendix relating to patio covers and grading and permits.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:52 a.m.

ATTEST:

Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Presentation Regarding Building/Construction/Fire Code Adoption

MEETING DATE: October 26, 2010

PREPARED BY: Community Development Department and Fire Department

RECOMMENDED ACTION: Receive presentation regarding Building/Construction/Fire code adoption process.

BACKGROUND INFORMATION: Every three years, Building/Construction Codes are amended by the State to include provisions of the most recent version. The State of California Building Standards Commission adopts new State standards, which cities and counties are therefore mandated to adopt. If codes with amendments are not adopted locally by January 1, 2011, then cities are required to follow State codes only. The need for the new ordinances is to adopt specific appendixes and/or administration provisions not adopted by the state.

The major change in this code cycle is the adoption of the California Residential Code, which is based on the 2009 International Residential Code and California Green Building Standard Code. These changes will have some benefits and restrictions compared to the existing codes. Some of the changes in the new residential code are as follows:

- All building-related construction requirements for residential structures are contained in the new residential code as opposed to the building code;
- Sprinkler systems are required for all new single-family dwellings;
- Carbon dioxide detectors are required in addition to smoke detectors;

The Green Building Code has five mandatory measures: Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality for all new single-family dwellings and new nonresidential buildings. Examples of some of the specific mandatory measures in each category are as follows:

Residential

- 20-percent savings in potable water use
- Construction waste reduction of at least 50 percent
- Finish material pollutant control - Reduction in volatile organic compounds (VOC)

Nonresidential

- Site development short-term and long-term bicycle parking, designated parking for low-emitting, fuel-efficient and car/van pool vehicles
- Separate water meters for buildings over 50,000 square feet, excess consumption more than 1,000 gallons per day
- 20-percent savings in potable water use

APPROVED:

A handwritten signature in black ink, appearing to be "Konrad Bartlam", written over a horizontal line.

Konrad Bartlam, Interim City Manager

- Separate water meters for buildings with landscaping areas between 1,000 square feet and 5,000 square feet
- Construction waste reduction of at least 50-percent
- Reduction in VOC

The major changes in the 2010 Fire Code this cycle are as follows:

- Administrative Chapter that had been previously an appendix is now included in the State Fire Code
- Appendix I specifies maintenance requirements for fire suppression systems
- Chapter 16 and appendixes E, F, and G, which address high hazards including cryogenics and crop-ripening operations and building identification for hazardous materials
- Renaming of Municipal Codes to more closely align with the State Code Sections
- Set appeal process to be in the same as Community Development for the building codes


Along with the Fire Code changes a fee schedule for operational permits is being recommended. Operational permitting has been a part of the State Fire Code but has not been implemented locally in past years. The implementation of permitting is to ensure extra hazard operations are inspected annually for compliance. Authority to set fees is currently in the Lodi Municipal Code Section 15.20.280 Permits- Required Fees. The fee schedule provided is based on current cost recovery for services conducted by Community Development. Implementation will take place over the next year jointly by Fire and Community Development. Initial operational permits would be issued by Community Development during plan review and inspection and permits reissued on annual inspection by Fire and Community Development.

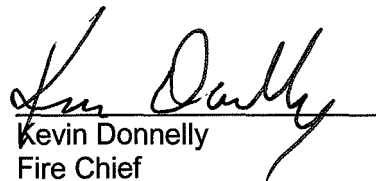
In addition to the construction code adoption, we also seek adoption of an Applied Technology Council ATC-20 Placards ordinance. One of the functions of the Applied Technology Council ATC-20 publication field manual was the development of placards that clearly identify the condition of buildings to owners and occupants in the event of a disaster. These placards were first used after the Loma Prieta earthquake in 1989. A panel was convened by the Applied Technology Council to review ATC-20 and update the document based on the Loma Prieta experience. One of the major revisions to come from that panel was to revise the three placards. These revised placards have been included in the Post-Disaster Safety Assessment Program and in this document.

Placards have been widely used in past earthquakes to denote the condition of buildings and structures. In many cases, the placards have been those recommended in the ATC-20 publication. Unfortunately, most jurisdictions have not officially adopted placards. Technically, these unofficial placards represent only a recommendation from those who performed the evaluation. As a recommendation, the placards do not carry the weight of law and cannot be enforced. Adopting the placards by ordinance makes them official and enforceable. Once the placards have been adopted and before they are printed, our jurisdiction seal, ordinance number, and the responsible department's name, address, and phone number will be added.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable


 Konradt Bartlam
 Community Development Director


 Kevin Donnelly
 Fire Chief

DC/KD/kjc

Attachments:

- I. Fee Schedule

Basic Fee Table_____

OPERATIONAL FIRE PERMITS				
CHECK	PERMIT TYPE	PERMIT FEE	ANNUAL INSPECTION FEE	TOTAL FEE
<input type="checkbox"/>	Above/Below Ground Fuel Storage Tank Installation	\$135	\$135/Tank	\$000/Tank
<input type="checkbox"/>	Above/Below Ground Fuel Tank Removal	\$135	\$135/Tank	\$000/Tank
<input type="checkbox"/>	Aerosol Products	\$135	\$135	\$000
<input type="checkbox"/>	Amusement Buildings	\$135	\$135	\$000
<input type="checkbox"/>	Aviation Facilities	\$135	\$135	\$000
<input type="checkbox"/>	Carnivals & Fairs	\$135	NA	\$000
<input type="checkbox"/>	Cellulose Nitrate Film	\$135	\$135	\$000
<input type="checkbox"/>	Christmas Tree Lots	\$135	NA	\$000
<input type="checkbox"/>	Combustible Dust-Producing Operations	\$135	\$135	\$000
<input type="checkbox"/>	Combustible Fibers	\$135	\$135	\$000
<input type="checkbox"/>	Compressed Gases	\$135	\$135	\$000
<input type="checkbox"/>	Covered Mall Buildings	\$135	\$135	\$000
<input type="checkbox"/>	Cryogenic Fluids	\$135	\$135	\$000
<input type="checkbox"/>	Cutting & Welding	\$135	\$135	\$000
<input type="checkbox"/>	Dry Cleaning Plants	\$135	\$135	\$000
<input type="checkbox"/>	Exhibits and Trade Shows	\$135	\$135	\$000
<input type="checkbox"/>	Explosives	\$135	\$135	\$000
<input type="checkbox"/>	Fire Hydrants & Valves	\$135	\$135	\$000
<input type="checkbox"/>	Flammable & Combustible Liquids	\$135	\$000	\$000
<input type="checkbox"/>	Floor Finishing	\$135	NA	\$000
<input type="checkbox"/>	Fruit and Crop Ripening	\$135	\$135	\$000
<input type="checkbox"/>	Hazardous Materials	\$135	\$135	\$000
<input type="checkbox"/>	Hazardous Production Material Facilities	\$135	\$135	\$000
<input type="checkbox"/>	High-Piled Storage	\$135	\$135	\$000
<input type="checkbox"/>	Hot Work Operations	\$135	\$135	\$000
<input type="checkbox"/>	Industrial Ovens	\$135	\$135	\$000
<input type="checkbox"/>	Lumber Yards and Woodworking Plants	\$135	\$135	\$000
<input type="checkbox"/>	Liquid-or-Gas-Fueled Vehc. or Equip. in Assembly Bldgs.	\$135	\$135	\$000
<input type="checkbox"/>	LP-Gas	\$135	\$135	\$000
<input type="checkbox"/>	Magnesium	\$135	\$135	\$000
<input type="checkbox"/>	Miscellaneous Combustible Storage	\$135	\$135	\$000
<input type="checkbox"/>	Opening Burning	NA	NA	NA
<input type="checkbox"/>	Open Candles, Flames, and Torches	\$25	NA	\$000
<input type="checkbox"/>	Organic Coatings	\$135	\$135	\$000
<input type="checkbox"/>	Places of Assembly	\$135	\$135	\$000
<input type="checkbox"/>	Private Fire Hydrants	\$135	\$135	\$000
<input type="checkbox"/>	Pyrotechnic/Special Effects Displays	\$135	\$135	\$000
<input type="checkbox"/>	Pyroxylin Plastics	\$135	\$135	\$000
<input type="checkbox"/>	Refrigeration Equipment	\$135	\$135	\$000

CHECK	PERMIT TYPE	PERMIT FEE	ANNUAL INSPECTION FEE	TOTAL FEE
<input type="checkbox"/>	Repair Garages and Motor Fuel-Dispensing Facilities	\$135	\$135	\$000
<input type="checkbox"/>	Rooftop Heliports	\$135	\$135	\$000
<input type="checkbox"/>	Spraying or Dipping	\$135	\$135	\$000
<input type="checkbox"/>	Storage of Scrap Tires and Tire Byproducts	\$135	\$135	\$000
<input type="checkbox"/>	Temporary Membrane Structures, Tents and Canopies	\$135	\$135	\$000
<input type="checkbox"/>	Tire-Rebuilding Plants	\$135	\$135	\$000
<input type="checkbox"/>	Waste Handling Facilities	\$135	\$135	\$000
<input type="checkbox"/>	Wood Products	\$135	\$135	\$000
<input type="checkbox"/>	Christmas Tree Lots	\$135	NA	\$000
<input type="checkbox"/>	Haunted Houses	\$135	NA	\$000
<input type="checkbox"/>	Special Events	\$135	NA	\$000

Permit Fee is based on 1 hour of time \$ 135. This includes Counter time, phone calls, permit data entry for permit Technician, plan check data entry and any additional plan check beyond the standard plan check time for a new building or Tenant improvement.

Fee table can be expanded in certain categories by square footage i.e. bigger building longer it takes for inspections.

Adoption of the 2010 California Codes & Placard Ordinance

Lodi City Council

Oct. 26, 2010

Code adoption

The California Building Standards Commission has selected January 1, 2011 as the effective date for the 2010 California Building Codes.

Code adoption

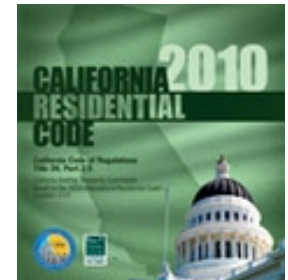
Every three years, building/construction codes are amended by the State of California

- Cities and counties are mandated to adopt State standards.
- If City codes with amendments are not adopted by January 1, 2011, those jurisdictions are required to follow State codes only.

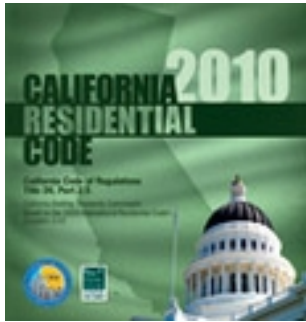
2010 California Building Standards Code – Title 24

(effective January 1, 2011)

- **California Building Code**
- **California Residential Code**
- **California Green Building Standard Code**
- **California Mechanical Code**
- **California Plumbing Code**
- **California Electrical code**
- **California Energy Code**
- **California Fire Code**



Major changes in this Code Cycle



California Residential Code



California Green Building Standards Code

2010 California Residential Code

Fire sprinklers

- For all new single family dwellings
- Exceptions:
 - ❑ Clothes closets
 - ❑ Bathrooms
 - ❑ Attic & crawl space with no gas-fired equipment
 - ❑ Detached garage with no habitable space above

2010 California Residential Code

Carbon monoxide alarms

- Required when
 - ❑ Fuel-burning appliances are installed
 - ❑ Dwelling has an attached garage
 - Location
 - ❑ Outside of each separate sleeping area
 - ❑ On every level of a dwelling
-

2010 California Green Building Code

Mandatory measures

- Planning and design
 - Energy efficiency
 - Water efficiency and conservation
 - Material conservation and resource efficiency
 - Environmental quality
-

Residential mandatory measures

- **Indoor water use:** Reduce usage 20%
 - **Outdoor water use:** Landscape control
 - **Construction waste:** Reduce by 50%
 - **Pollutant Control:** Covering duct opening & protection of equipment during construction
 - Volatile organic compound reduction
-

Planning and design: Nonresidential

Site development

■ Bicycle parking

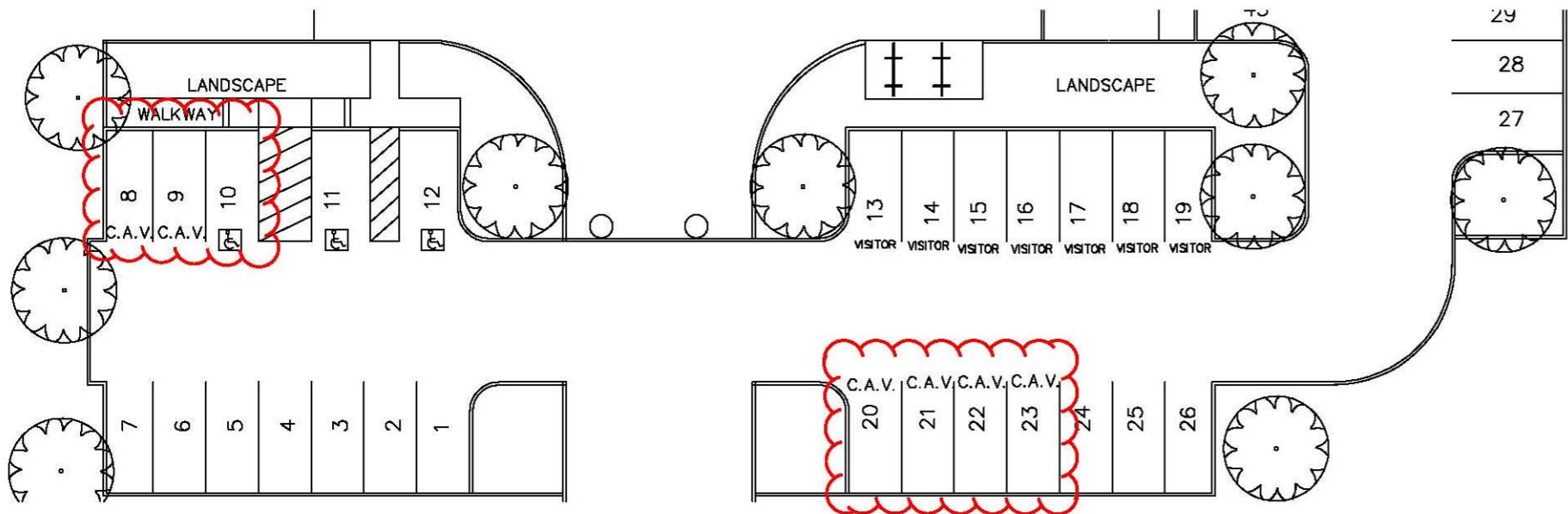
- Short-term bicycle parking
 - 5% of visitor parking capacity
- Long-term bicycle parking
 - 5% of total parking capacity



Planning and design

Site development

- **Designated parking for clean air vehicles**
 - Stall marking for 8% of total parking capacity



Material conservation/resource efficiency

Construction waste reduction, disposal and recycling

- Construction waste reduction of at least 50%
 - Exception to allow alternate waste reduction method
 - 100% of excavated soil and land-clearing debris
-

2010 California Building Code

■ **Accessibility for existing buildings**

□ **Change of Occupancy**

- Minimum of one accessible building entrance
 - Minimum one accessible route from entrance to primary function area
 - Signage
 - Accessible parking
 - Accessible path of travel from parking to primary entrance
-

ATC-20-1 placards ordinance

- Placards are used in the event of a disaster to denote buildings
- Placards must be adopted by ordinance to be enforceable



ATC-20-1 placards ordinance

INSPECTED – Ok to Occupy



INSPECTED
NO APPARENT STRUCTURAL HAZARD

BY THE DEPARTMENT OF BUILDING AND SAFETY
CITY OF LOS ANGELES

An emergency structural inspection of this building revealed no apparent hazards. Consult a private engineer for further inspection if building and safety conditions observed by the Department of Building and Safety.

RELATIVE ADDRESS: _____

DATE: _____ TIME: _____ A.M. - P.M.

OFFICE: LA - 19 - M.L.A. - SP - SHATTU
CIVIL: _____ OTHER: _____

REMARKS: Bldg. NCR - Ready - Mean
SPL: BI - SD - PC - RM - COME

INSPECTED BY: _____
FOLLOW-UP: _____
PHONE #: _____

IT IS A MISDEMEANOR TO REMOVE, DEFACE, COVER OR HIDE THIS PLACARD.

LIMITED ENTRY – Area(s) Unsafe



LIMITED ENTRY

OFF LIMITS TO UNAUTHORIZED PERSONNEL
BY ORDER OF THE DEPARTMENT OF BUILDING AND SAFETY
CITY OF LOS ANGELES

SECTION: 91.889 LOS ANGELES MUNICIPAL CODE

WARNING: The structure or site has been damaged and may be dangerous to occupy. Further damage may occur at any time. Entry of unauthorized persons is prohibited. Unauthorized entry is a misdemeanor.

RELATIVE ADDRESS: _____

DATE: _____ TIME: _____ A.M. - P.M.

OFFICE: LA - 19 - M.L.A. - SP - SHATTU
CIVIL: _____ OTHER: _____

REMARKS: Bldg. NCR - Ready - Mean
SPL: BI - SD - PC - RM - COME

INSPECTED BY: _____
FOLLOW-UP: _____
PHONE #: _____

IT IS A MISDEMEANOR TO REMOVE, DEFACE, COVER OR HIDE THIS PLACARD.

UNSAFE – Do not enter or occupy



UNSAFE
DO NOT ENTER OR OCCUPY

BY ORDER OF THE DEPARTMENT OF BUILDING AND SAFETY
CITY OF LOS ANGELES

SECTION: 91.889 LOS ANGELES MUNICIPAL CODE

WARNING: The structure or site has been damaged and may be dangerous to occupy. Further damage may occur at any time. Entry of unauthorized persons is prohibited. Unauthorized entry is a misdemeanor.

RELATIVE ADDRESS: _____

DATE: _____ TIME: _____ A.M. - P.M.

OFFICE: LA - 19 - M.L.A. - SP - SHATTU
CIVIL: _____ OTHER: _____

REMARKS: Bldg. NCR - Ready - Mean
SPL: BI - SD - PC - RM - COME

INSPECTED BY: _____
FOLLOW-UP: _____
PHONE #: _____

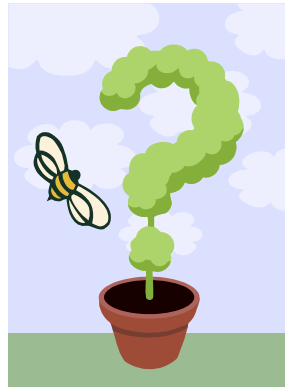
IT IS A MISDEMEANOR TO REMOVE, DEFACE, COVER OR HIDE THIS PLACARD.

Public communication

- Lodi News-Sentinel
 - Community Development Department
 - Flyers, Handout, counter information
 - Discussion with BIA
 - Public Presentation, October 7, 2010
 - Contractors
 - Architects
 - Engineers
 - Developers and other interested parties.
-

Building Code adoption

Questions?



Fire Code

- Administrative section now adopted by State
- Appendixes for high hazards
 - Hazard categories and rankings (Appendixes E & F)
 - Crop ripening (Chapter 16)
 - Cryogenics (Appendix G)
 - Fire-suppression system maintenance (Appendix I)
- Local codes
 - No new codes
 - Clarification for code titles
 - Appeal process same as Community Development

Operational permits

- Operational permitting part of current code
 - Has not been implemented locally
 - Fee schedule for operational permits is being recommended
 - Authority to set fees is in State/municipal codes
 - Recommended fees based on current CD cost
 - Implementation over the next year
-

Fire Code adoption

Questions?

